

BOROUGH OF PALMYRA

ORDINANCE 2013-25

**AN ORDINANCE AMENDING
ORDINANCE NO. 2013-17**

BE IT ORDAINED by the governing body of the Borough of Palmyra, in the County of Burlington and State of New Jersey as follows:

§2 The paragraph shall be replaced and shall read as follows:

A written application for a certificate of occupancy shall be filed with the Housing Department by the owner or his/her agent for any residence:

- (1) at the same time as the application for a building permit is filed, either for the whole or part of a new residence, or
- (2) prior to any sale or change in use of any existing residence. The application shall be on a form to be obtained from the Housing Department. The owner or his/her agent shall pay a fee to the Borough of Palmyra, at the time that the above application is filed, in a sum to be computed as follows:

The lessor of:

- (1) Assuming that the Borough pursuant to the Local Public Contracts Law utilizes public bidding to obtain a private individual or entity to perform any inspections necessary for the issuance of the certificate of occupancy, the amount charged to the Borough for such inspection by the private individual or entity that performs the inspection plus an administrative fee of an amount not-to-exceed \$50.00 (fifty dollars).

Or

- (2) The sum of \$125.00

The required fee shall cover the first inspection as well as one follow-up inspection in the event of a failure from the first inspection. Any additional inspection will be \$25.00 per additional inspection.

§3A and §3B shall be deleted

§3C shall be re-numbered §3A and shall read as follow:

Upon the filing of the aforesaid application, the payment of the aforesaid fee and the satisfactory inspection set forth in §4 below pursuant to the criteria set forth in §5B below, a certificate of inspection shall be issued for the residence and the residence may be occupied for residential purposes.

Although a residence may be sold without the issuance of a certificate of occupancy or a temporary certificate of occupancy, the residence may not be occupied for residential purposes prior to the issuance of the certificate of occupancy or a temporary certificate of occupancy. The Housing Official, in his/her discretion, may create an inspection checklist (the "checklist") to be utilized by the Inspectors in performing the aforesaid inspections. The checklist shall be utilized as a non-exhaustive guide for the inspectors and the owners but shall not limit the ability of the inspectors to utilize any inspection criteria in performing the inspections.

§4 The "90 day" period shall be changed to "60" days

§5 The first sentence shall be deleted and replaced as follows:

Prior to the occupancy of a newly constructed residence or sale of an existing residence or change in use of a residence, an inspection shall occur after the application for a certificate of occupancy has been filed and the fees paid.

§5B Shall be deleted.

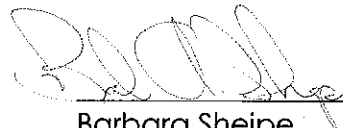
§9 Shall be deleted and replaced as follows: This Ordinance shall take effect on October 1, 2013.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

This Ordinance shall take effect after final adoption and publication according to law.

CERTIFICATION OF CLERK

I, Barbara Sheipe, Clerk of the Borough of Palmyra, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an ordinance introduced by the Borough Council held on August 5, 2013. A public hearing and adoption of the foregoing Ordinance to be held on August 19, 2013.



Barbara Sheipe
Borough Clerk